

THE STATE OF ALABAMA
SHELBY COUNTY

FORECLOSURE DEED

KNOW ALL MEN BY THERE PRESENTS, THAT:

WHEREAS, heretofore on, to-wit: December 12, 1978, Charles R. Yarbrough
and Linda H. Yarbrough, individually and as husband and wife,

mortgagors, executed a certain mortgage to Leedy Mortgage Company, Inc.
a corporation,

which said mortgage is recorded in ^{Book}~~Volume~~ 386, Record of Mortgages, at
Page 454, in the Office of the Judge of Probate of Shelby

County, Alabama, which said mortgage was transferred and assigned to Morgan Guaranty
Trust Company of New York as Trustee under Declaration of Trust dated December 9, 1960
for the Commingled Pension Trust Fund (Fixed Income-Direct Placement-Mortgage-Real
Property)

by assignment dated January 16, 1979, recorded in Mortgage Assignment

^{Book}~~Volume~~ 29, at Page 139, said Probate Office; and

WHEREAS, default was made in the payment of the indebtedness secured

by said mortgage, and the said Morgan Guaranty Trust Company of New York as Trustee under
Declaration of Trust dated December 9, 1960 for the Commingled Pension Trust Fund
(Fixed Income-Direct Placement-Mortgage-Real Property)

did declare all of the indebtedness secured by the said mortgage due and payable

and said mortgage subject to foreclosure as therein provided and did give due

and proper notice of the foreclosure of said mortgage, in accordance with the

terms thereof, by publication in Shelby County Reporter

a newspaper of general circulation in Shelby County,

Columbiana, Alabama, in its issues of May 31, June 7 and 14, 1984,

; and

WHEREAS, on June 27, 1984, the day on which the

foreclosure sale was due to be held under the terms of said notice, during the legal

hours of sale, said foreclosure was duly and properly conducted and the said Morgan
Guaranty Trust Company of New York as Trustee under Declaration of Trust dated
December 9, 1960 for the Commingled Pension Trust Fund (Fixed Income-Direct Placement-
Mortgage-Real Property)

did offer for sale and sell at public outcry, in front of the

Main entrance of the Court House at Columbiana

Shelby County, Alabama, the property hereinafter

described; and

WHEREAS, the highest and best bid obtained for the property described in
Morgan Guaranty Trust Company of New York
the aforementioned mortgage was the bid of / as Trustee under Declaration of Trust dated
December 9, 1960 for the Commingled Pension Trust Fund (Fixed Income-Direct Placement-
Mortgage-Real Property), in the amount of One Hundred Two Thousand

Sixty Two and 51/100 (\$102,062.51)

Dollars, which sum was offered to be credited to the indebtedness secured

by said mortgage, and said property was thereupon sold to Morgan Guaranty Trust Company of New York as Trustee under Declaration of Trust dated December 9, 1960 for the Commingled Pension Trust Fund (Fixed Income-Direct Placement-Mortgage-Real Property), and;

WHEREAS, Donald L. Newsom acted as auctioneer as provided in said mortgage and conducted the said sale, and;

WHEREAS, said mortgage expressly authorized the person conducting said sale to execute to the purchaser at said sale a deed to the property so purchased.

NOW, THEREFORE, in consideration of the premises and the credit of One Hundred Two Thousand Sixty Two and 51/100 (\$102,062.51) Dollars Charles R. Yarbrough and Linda H. Yarbrough, individually and as ^{husband} and wife, mortgagor

by and through the said Morgan Guaranty Trust Company of New York as Trustee under Declaration of Trust dated December 9, 1960 for the Commingled Pension Trust Fund (Fixed Income-Direct Placement-Mortgage-Real Property) do grant, bargain, sell and

convey unto the said Morgan Guaranty Trust Company of New York as Trustee under Declaration of Trust dated December 9, 1960 for the Commingled Pension Trust Fund (Fixed Income-Direct Placement-Mortgage-Real Property), the following

described real property, situated in Shelby County, Alabama, to-wit:

Lot 23, according to the Survey of Quail Run, as recorded in Map Book 7, Page 22, in the Probate Office of Shelby County, Alabama.

Subject to taxes for the current year, 1984.

Subject to any and all easements and/or restrictions of record.

Subject to the Statutory right of redemption on the part of those entitled to redeem under the laws of the State of Alabama.

TO HAVE AND TO HOLD the above described property unto the said Morgan Guaranty Trust Company of New York as Trustee under Declaration of Trust dated December 9, 1960 for the Commingled Pension Trust Fund (Fixed Income-Direct Placement-Mortgage-Real Property) its successors and assigns forever; subject, however to the Statutory right of redemption on the part of those entitled to redeem as provided by the laws of the State of Alabama.

IN WITNESS WHEREOF, the said Charles R. Yarbrough and Linda H. Yarbrough, individually and as husband and wife,
Morgan Guaranty Trust Company of New York as Trustee under Declaration of Trust
by dated December 9, 1960 for the Commingled Pension Trust Fund (Fixed Income-Direct Placement-Mortgage-Real Property)
by Donald L. Newsom, as auctioneer conducting
said sale, has caused these presents to be executed on this the 27 day of June, 1984.

Morgan Guaranty Trust Company of New York as
Trustee under Declaration of Trust dated
December 9, 1960 for the Commingled Pension
Trust Fund (Fixed Income-Direct Placement-
Mortgage-Real Property)

STATE OF ALA. JEFFERSON CO.
I CERTIFY THIS
1984 JUN 28 PM 2:05
JUDGE OF THE COURT

BY: Donald L. Newsom
AS AUCTIONEER
REC 450
Ind. 100
550

STATE OF ALABAMA

Jefferson COUNTY

I, the undersigned, a Notary Public in and for the said County, in said State,
hereby certify that Donald L. Newsom,
whose name as auctioneer for Morgan Guaranty Trust Company of New York as Trustee under Declaration of Trust dated December 9, 1960 for Commingled Pension Trust Fund (Fixed Income-Direct Placement-Mortgage-Real Property)
is signed to the foregoing conveyance and
who is know to me, acknowledge before me on this day, being informed of the contents of
this conveyance he or she, in his or her capacity as such auctioneer executed the same
voluntarily on the day same bears date.

Given under my hand and official seal, this 27 day of June, 1984.

This document prepared by
Douglas Corretti
1804 7th Avenue North
Birmingham, Alabama 35203
Attorneys, CORRETTI & NEWSOM

Mary E. Chadick (E. Leagon)
Notary Public
Commission expires 5/29/85
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